

Harrington Park Environmental Commission
April 6, 2016, 7:30 pm Meeting Minutes

The meeting was called to order at 7:35 with the following announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It was included in the 2016 annual notice posted in the Borough Hall. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk, and copies have been mailed to individuals requesting the same.

Roll Call: Peter Ardito-present Cindy Kennedy-present
 MaryAnn Schran-present Laura Fitzgerald-present
 Anne Lander-absent Theresa Hazelton-present
 Joannie Turner-present

Also present: Mayor Hoelscher, Michael Hakim, Lisa DiGeralamo, Joe Michlich, and Robert Podvey.

Minutes of March 2, 2016: Maryann moved to accept, second Theresa Hazelton.

Peter Ardito-yes Cindy Kennedy-yes
MaryAnn Schran-yes Laura Fitzgerald-yes
Theresa Hazelton-yes Joannie Turner-yes

Presentation by developers of former United Water property: Joe Michlich of Allegro Senior Living gave the presentation: They went into contract for the former United Water property in 9/2014. After many iterations they have a letter of support from Captain Bill (Hackensack Riverkeeper). They met with the NJDEP in 11/15. They are focusing the development in the “donut hole” and already disturbed areas and pulling back from the riparian zones. In 2016 they met with Lori and Captain Bill again. The DEP disallows anything within 150 feet of the reservoir, including maintenance. A packet was distributed and discussed. The majority of impervious surface is building, not parking lot. The total increase is 9700 square feet. There is a net reduction in roadway and parking lot area. They engaged a traffic engineer to gauge traffic in several scenarios. They will have to take down 100+ trees so will make reparations to Harrington Park. They will replace the understory to the extent allowed by NJDEP. Most trees coming down

are to the north. The new building will be closer to the road than the existing. The Watershed Property Review Board required that the property between the building and Old Hook Road become a conservation easement.

Peter stated that the EC would like to work with Mike Hakim and the developers to choose trees. Joe M. said that not all trees will fit on the property and other spots must be chosen.

Mike Hakim stated that the property is squeezed from the north and south and that a commitment has been made to Bergen SWAN to use organic lawn and landscape maintenance. They are looking into a saltwater pool. They will have LED lighting, low-flush toilets, and down-pointing lighting. There will be 1-2 food-type deliveries per day. The existing lawn is a candidate for a rain garden or walkway and another area be given back as lawn. The current service road will be removed and replanted. Part of the parking lot near the reservoir will be dug up and replanted. Suez will own the strip near the reservoir. The access to the property is not being changed.

The building: the two wings near Old Hook will be 3 stories. The core will be 4 stories and contain a smoke evacuation system.

Someone asked about the cell tower approval. It has been approved but may be unnecessary now.

Peter asked whether there was any plan for solar panels or rainwater reclamation. No solar plans at present, but rain garden will use roof runoff.

Mike Hakim said that the truck traffic and days/hours of construction will be part of Planning Board review.

Lisa DiGeralamo (engineer) said that currently there is no stormwater treatment, but the new building will exceed requirements. The pervious surfaces will help. Underground units will collect and treat parking lot runoff. The NJDEP will allow the parking lot near the reservoir to be repaired but not replaced. Maryann encouraged that the roadway pavement be looked at again with NJDEP.

Mike Hakim said that NJDEP will not allow raingardens within 150 feet of the reservoir either. Some proposed legislation would make this more simple.

This group has met with the Police Department, Fire Department, and HP Ambulance Corps. Mike Hakim commended Allegro for making the effort to meet with all of the concerned groups.

Peter said that he is glad Allegro came and it looks like a good package with an effort to minimize the environmental impact although it is somewhat distressing that the footprint will be larger. Joannie asked if cleanups can still happen. They can.

There is a concern with the height (70 feet) of the proposed building.

Peter will attend the Planning Board Tuesday and will bring Cindy's concern about the height and Maryann's about the impervious surface.

Green Team Portion of Meeting: There is a nice notice about shred day on the front of the newsletter. Carolyn Lee is doing a good job with the newsletter. The cleanup was successful and fun. Sustainable Jersey submission deadline is 6/5. 6/11 is the White Elephant. Maryann proposed repaying Cindy for the \$75 she pays for green mapping. Peter will give the paperwork to the business office.

Shred Day: Maryann will work 9:30-11:30, Theresa and Laura will work the first part and Cindy 11:30-1. Maryann will bring a tent if it rains. People will email 4/21 to confirm times.

ERI: Peter spoke to Mike Hakim about the maps. The proposal is that Suez will be blue, Town/BOE property green, and private yellow. There will be 1 map with divisions (blue green and yellow) and then one each green, blue, and yellow showing each type of property. Questions: What about county property? What are we responsible for? What is conservation? What is Green Acres? Can small maps be made on acetates and supplied loose?

Shred Day (4/23) staffing (above)

Treasury Report: As of 3/1/16 per CFO

Green Team Trust 868.19

T-Mobile Tree 7594.51

Current Fund Budget 105.00

Bergen County Mini Grant: 900.00

Green Team 38.66 (from Last Year Budget)

Old Business: Peter applied for the ANJEC grant for the beekeeping project. There is a Rutgers 3-day seminar and the Mew in Mahwah has Wednesday courses.

New Business: Theresa met with the HP School Green Team reps. The recycling container at the school is no longer there. We need a solution and a pickup from town. Theresa will speak to Dr. Fried. Maryann suggested speaking to the School Board. Cindy is willing to get the bills from the business office if necessary. Theresa will let her know.

Adjournment—Next scheduled meeting 5/4/16: Cindy moved to adjourn, second Joannie. All in favor. Meeting adjourned at 9:30.